

Memorandum



Date: June 16, 2005

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Request for Conveyance of Landmark Learning Center Property
Folio No. 30-1131-001-0020

IM&FR

AGENDA ITEM NO. 3A15

This item is a companion to another item on the agenda accepting the Landmark Property, subject to approval by the Governor and Cabinet of the State of Florida; authorizing the Mayor to execute a release of deed restrictions if said conveyance is approved by the State; and authorizing the County Manager to enter into an Interim Management Agreement with the State in order to provide continuity of services on site. In order to consider the conveyance, the State requires an official request from the County in the form of the attached resolution.

RECOMMENDATION

It is recommended that the Board approve the attached resolution requesting that the State of Florida convey to the County approximately 185.20 acres of land (presently containing approximately 378,000 square feet of buildings) known as Landmark Learning Center (Landmark), located at the northwest quadrant of NW 47th Avenue and NW 199th Street, in unincorporated Miami-Dade County.

BACKGROUND

In response to an employee suggestion regarding the closure of the Landmark Learning Center and potential alternate uses in October 2003, the General Services Administration (GSA) staff contacted the State to determine the disposition of the property. Staff has since met on numerous occasions with the State, who immediately declared their intention to close the Landmark facility on June 30, 2005 unless either the lessees paid adequate rent to cover the operating expenses required to keep Landmark open or another entity took control of the property.

The programs currently operating at Landmark provide foster care and essential services to persons with disabilities; the State's proposed actions would force them to cease operations. Programs such as His House, the Association for Retarded Citizens, and the North Dade Regional Academy have no other location from which to operate and, in fact, require additional space to accommodate the increased caseloads referred by the State. By accepting this property, the County will not only be preserving much needed programs, but will also gain 90 acres of undeveloped property which can be utilized to address other County needs. The Department of Human Services, Parks and Recreation, Miami-Dade Housing and the Office of Emergency Management (for a Community Emergency Response Team Training - CERT City) have all been identified as potential users at Landmark should the property be conveyed to the County.

His House made a proposal to the State to allow them to extend their lease, to expand their operation into vacant, existing facilities and to develop longer term housing for single mothers with children. The Association for Retarded Citizens has also indicated that it would like to increase its presence at Landmark and Easter Seals has expressed an interest in opening a facility on the site for individuals with special needs. Additionally, Miami Dade College expressed serious interest in developing future facilities within Landmark.

Staff has worked with the State to determine a reasonable budget for the remainder of fiscal year 2004 – 2005 and for fiscal year 2005 – 2006. This budget includes provision of essential services such as utilities, grounds maintenance, security and emergency repairs to uninhabited buildings. GSA staff has completed an initial survey of the property to determine the condition of the facilities. It appears that three of the unoccupied buildings will require demolition while the remaining properties appear to be in good condition requiring little or no repairs. It should be noted that repairs to all inhabited buildings are the responsibility of the Tenants.

If the Interim Management Agreement with the State contained in the companion item is approved, it is estimated that it would cost approximately \$342,050 for the two month period remaining in this fiscal year. This includes \$72,000 in one-time costs for equipment. The estimated budget for FY05-06 is \$1,698,903. The funding will be derived from the General Fund and rent from the tenants. The General Services Administration has included this in their FY05-06 proposed budget.

This is a unique opportunity to acquire a substantial piece of property with great development potential in the northwest section of the county. I urge your support of this request.


Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: July 7, 2005

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION REQUESTING CONVEYANCE BY QUITCLAIM
DEED FROM THE BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
OF THE PROPERTY KNOWN AS THE LANDMARK LEARNING
CENTER

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and

WHEREAS, by this Resolution this Board is making formal request for such conveyance from the Board of Trustees as required by the State of Florida,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA,

This Board hereby approves the request for conveyance by quitclaim deed from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida of the property known as the Landmark Learning Center, legally described as:

SECTION 31 TOWNSHIP 51 RANGE 41 240 AC PB 2-39 EVERGLADE SUGAR AND LAND CO SUB TRS 33 TO 46 INC & TRS 57 TO 66 INC & THAT CERTAIN 40 FT ROADWAY LOCATED BETWEEN A PORTION OF TRS 62 TO 66 INC CLOSED BY RES #9038

LESS AND EXCEPT:

AN APPROXIMATE 19.86 ACRE PARCEL CURRENTLY OCCUPIED BY NOOR INVESTMENT CORP. AND,

AN APPROXIMATE 24.94 ACRE PARCEL PRESENTLY OCCUPIED BY THE DEPARTMENT OF JUVENILE JUSTICE AND,

AN APPROXIMATE 10 ACRE VACANT PARCEL IMMEDIATELY SOUTH OF THE DJJ
PARCEL. (EXHIBIT "A")

The foregoing resolution was offered by Commissioner _____, who
moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman
Dennis C. Moss, Vice-Chairman

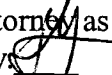
Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Dorrin D. Rolle
Katy Sorenson
Sen. Javier D. Souto

Dr. Barbara Carey-Shuler
Carlos A. Gimenez
Barbara J. Jordan
Natacha Seijas
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this
7th day of July, 2005. This Resolution and contract, if not vetoed, shall become effective
in accordance with Resolution No. R-377-04.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

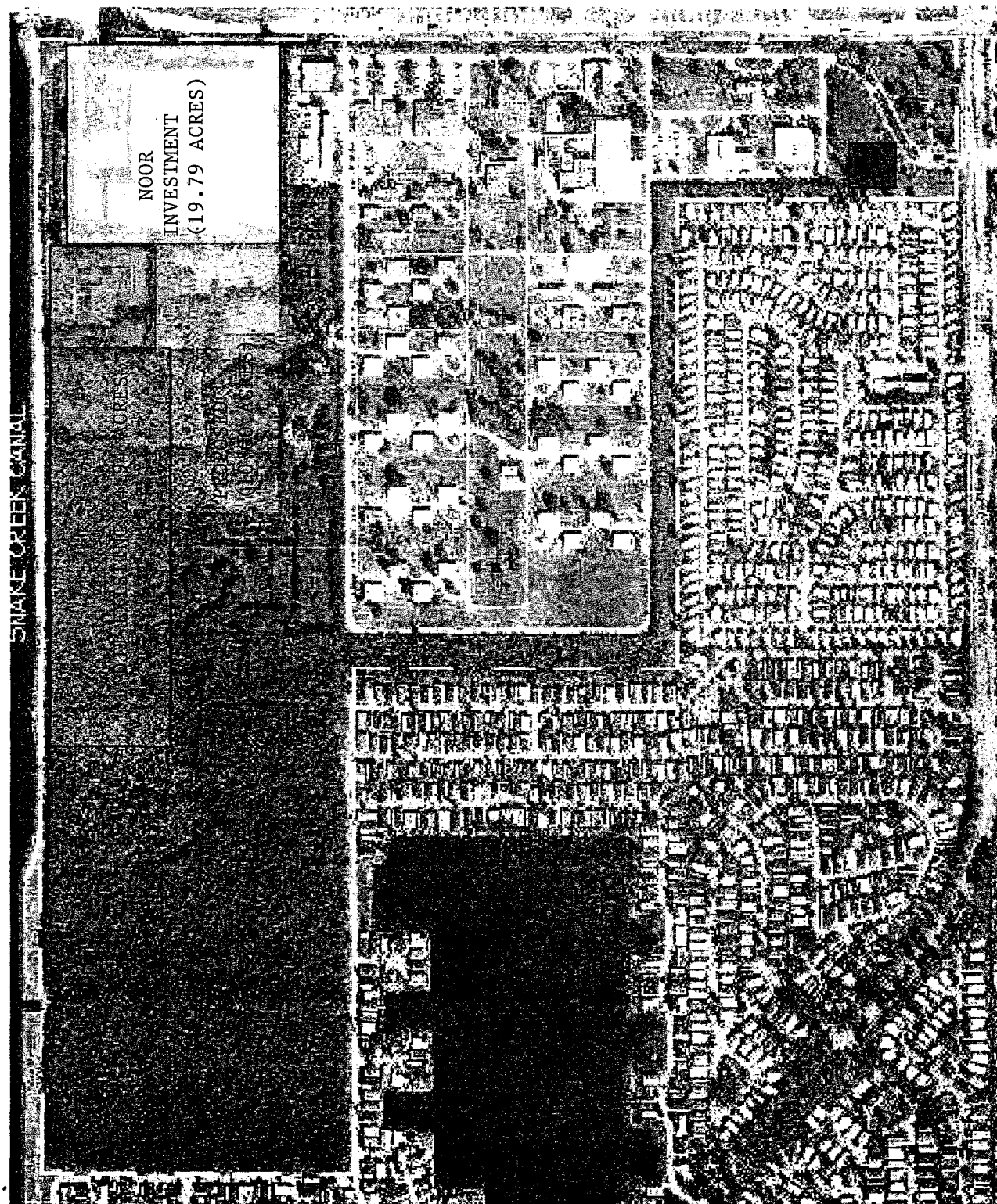
HARVEY RUVIN, CLERK

Approved by the County Attorney as
to form and legal sufficiency 

By: _____
Deputy Clerk

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COUNTY EXHIBIT "A"



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